



City of Granite City

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Plan Commission Minutes

May 6, 2010

CALL TO ORDER

Acting Chair Sandy Crites called the meeting of the Plan Commission to Order on at 7:00 PM.

PLEDGE and SWEAR-IN

Acting Chair Sandy Crites swore in those present and explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at the next City Council meeting scheduled for May 18, 2010.

ATTENDANCE/ROLL CALL

Members Present: Sandy Crites, Nick Ryan, Mark Davis, John Janek, Mary Jo Akeman and Shirley Howard.
Excused were: Sharon Ryan, Jack Taylor and Don Luddeke.

Also present were: Aldermen Dan McDowell and Don Thompson, Assistant City Attorney Tanja Cook and Steve Willaredt Zoning Administrator.

APPROVAL OF MINUTES

The Chair called for corrections or additions to the Minutes from the previous meeting. None voiced. A motion to approve the Minutes was made by John Janek and seconded by Shirley Howard. All ayes. Motion carried by unanimous consent.

APPROVAL OF AGENDA

A Motion to approve the Agenda for this meeting made by John Janek and seconded by Mark Davis. All ayes.
Motion carried by unanimous consent.

COUNCIL REPORT

A). Cornerstone Custom Construction - Dan Dan McDowell reported the Council concurred with the Plan Commission and passed the recommendation to **deny** the re-zoning classification from R-4 to R-5.

B). Jessica Bladdick- Special Use Permit to operate a Beauty Shop at 2165 Benton Street. Council concurred and passed the Special Use Permit.

PETITIONER: (1) CITY OF GRANITE CITY – 3601 Cargill Road

The Chair, on behalf of the City of Granite City, stated the City's proposal to change the Zoning Classification for The 50+ acres located at 3601 Cargill Road, commonly referred to as ADM (Archer Daniels Midland, a former Soybean processing Plant) from M-2 Light Industrial to C-6 with R-1 use.

Tanja Cook, Assistant City Attorney, stated the reasoning behind the request is that the zoning change is a more accurate use of zoning for that district and Alderman Dan McDowell concurred.

John Janek asked for a specific explanation of M-2 to C-6 with R-1 use and the Zoning Administrator referred to Section 4-1500 of Ordinance 3818. M-2 is a Light Industrial District with uses such as warehouse, assembly plant and some manufacturing.

Section 4-1300 of Ordinance 3818 explains C-6 as a Planned Unit Development Commercial District and is regulated by this Commission and the City Council.

Section 4-100 of the Ordinance explains R-1 as a Single Family Residential District and explains lot area, lot width and setbacks designed for single family living with permitted uses such as schools and parks.

The Chair stated, normally with Petitions such as this, the Speakers in Favor of the Petition are allowed to speak first; however, since this the City's request, she called for anyone in the audience wishing to Speak against the Petition to come forward.

Mr. Ed McCarthy, Attorney for ADM introduced himself and stated his address: 3 Ginger Creek Parkway, Glen Carbon, Illinois 62034. He distributed two photos. The first photo showed the private entrance to the former ADM Soybean Processing Plant which was used for generations to access the Plant. More importantly is the visible railroad tracks which the Attorney stated bounds the entire western edge of the property. The second photo is of a large existing Ameren power station (Attachment A).

Mr. McCarthy stated ADM's position is this property is hardly attractive or conducive to a residential sub-division because of the proximity of the RR tracks and the power station. His client is actively marketing the property nationwide for light industrial and manufacturing use which will generate jobs in Granite City. He stated by changing the zoning classification, the City is creating a marketing hardship for his client; prohibiting the use of the land as it was originally zoned and forcing a use that was not intended for and has not existed before.

Discussion followed. The Acting Chair asked several questions: Is the site is operating today? When was it vacated? Has the property been attended to following the shutdown? Why was it shutdown? Who did the demolition? The attorney could not answer the questions, saying he was recently assigned to the case six weeks ago. He said ADM wants to sell the property and will sell even to a residential developer.

Commission member, Mark Davis, stated the fact that the property is surrounded by RR tracks is not an issue in Granite City. There are RR tracks in numerous subdivisions. Zoning Administrator, Steve Willaredt stated the Ameren power station is not a part of the parcel. It is owned by Ameren; it is there, and is not going to go away. Mr. Willaredt was there recently and made the following observations:

- 1). The Gates are open, it is private property and should be secured.
- 2). Grass, weeds, junk and trash was everywhere.
- 3). If ADM is adamant about selling the property, why don't they keep it clean?

The Acting Chair stated this Commission has been involved with the ADM property for a very long time and it has never been maintained and is considered to be a nuisance. ADM was not a good neighbor, they abandoned the property and left a mess.

The Assistant City Attorney stated the Granite City Park District recently purchased the neighboring Legacy Golf Course which makes the land more attractive and open to the public.

Additional Comments

Kelly Cathey, 15 Legacy Drive, introduced herself and offered testimony in favor of the City's Petition for re-classification of zoning. She stated RR tracks are not an issue. She has lived on Legacy Drive for 13 years, the subdivision was established approximately 18 years ago. The ADM processing plant was demolished in 2007. She has seen security guards pass by in a vehicle periodically, but no one has been there permanently.

Mrs. Cathey stated the homes in the sub-division are in the \$200,000.00 plus price range and there are only a few undeveloped lots left. The area is surrounded by residential housing and there is a school close by. Frankly, she said, she would like ADM to give the property to the City and take a tax write off for it.

The Acting Chair read the General Provisions in Article 1 of Zoning Ordinance #3818 Section 1 – Purpose (Attachment B). No further comments.

MOTION by John Janek and seconded by Nick Ryan to approve the Petition for reclassification of 3601 Cargill Road (50+ Acres) from M-2 to C-6 with R-1 use. Roll Call vote. 5 yes, 1 abstain. Motion carried.

PETITIONER: (2) LOCUST PROPERTIES
3908 Maryville Road (Phase 2 Construction)

The Acting Chair stated the next petition is located in a C-6 PUD District and the request is for construction of a new retail office building. Heinz Peter and Robert Cherniak, his spokesperson, appeared before the Commission and explained their plan for phase two of construction of a retail office building as established by the previous owner of the property.

Steve Willaredt presented photos (Attachment C) of the existing office building and pointed out the location for the proposed new building, which upon completion, will be a “L” shaped office building.

Discussion followed. John Janek said the previous owner came before the Plan Commission 3, 4 maybe 5 years ago and water (drainage) has been a problem since day one in that area and believes additional construction will only worsen an already bad problem. Mark Davis said the little ditch goes within inches of Randy Irwin’s property (Funeral Home and Chapel) and will likely have excessive water damage if construction is approved. Sandy Crites said that everything the previous owner did...did not work (as documented in the photos, Attachment C, Page 2).

The Zoning Administrator stated his opinion and comments are as follows:

- (1). The Building & Zoning Office would insist on submission of Plans, to be approved by Juneau and Associates (City Engineers), for Hydraulic Calculations, and secondly,
- (2). Randy Irwin’s Chapel and Funeral Home is located next door and Driving south, you will see the back of a building and that will distract from the aesthetics of the residential area and the established businesses.

Mark Davis stated his home is behind that area and he knows firsthand of the water problems. The Commission encourages new construction and strives to conserve and increase the value of taxable property but does not intend to harm existing structures by poorly controlling storm water run-off.

Robert Cherhoniak, Property Manager for Locust Properties, requested information (background history) for this development to be provided to him. He suggested misinformation has been given to him from the previous owner. The Assistant City Attorney told the Petitioner he may obtain the information requested by completing a Freedom of Information request available in the City Clerk’s Office. No further questions or comments.

MOTION by John Janek and seconded by Shirley Howard to approve the Petitioner’s request for construction of a new retail office building in a District zoned C-6, Planned Unit Development. Roll Call Vote: 5 Nays and 1 Abstain. Petition to proceed with construction of offices *denied*.

NEW BUSINESS

The Zoning Administrator requested the Plan Commission go “green”. Rather than mailing Agendas and Minutes, the secretary will send them via email. Everyone present provided their email address; however, Sandy Crites requested hers continue to be mailed via the Postal Service.

OLD BUSINESS

The decision to postpone the review of the Article 6 Draft was made until the next meeting when Assistant Attorney Laura Andrews will be present to present her changes.

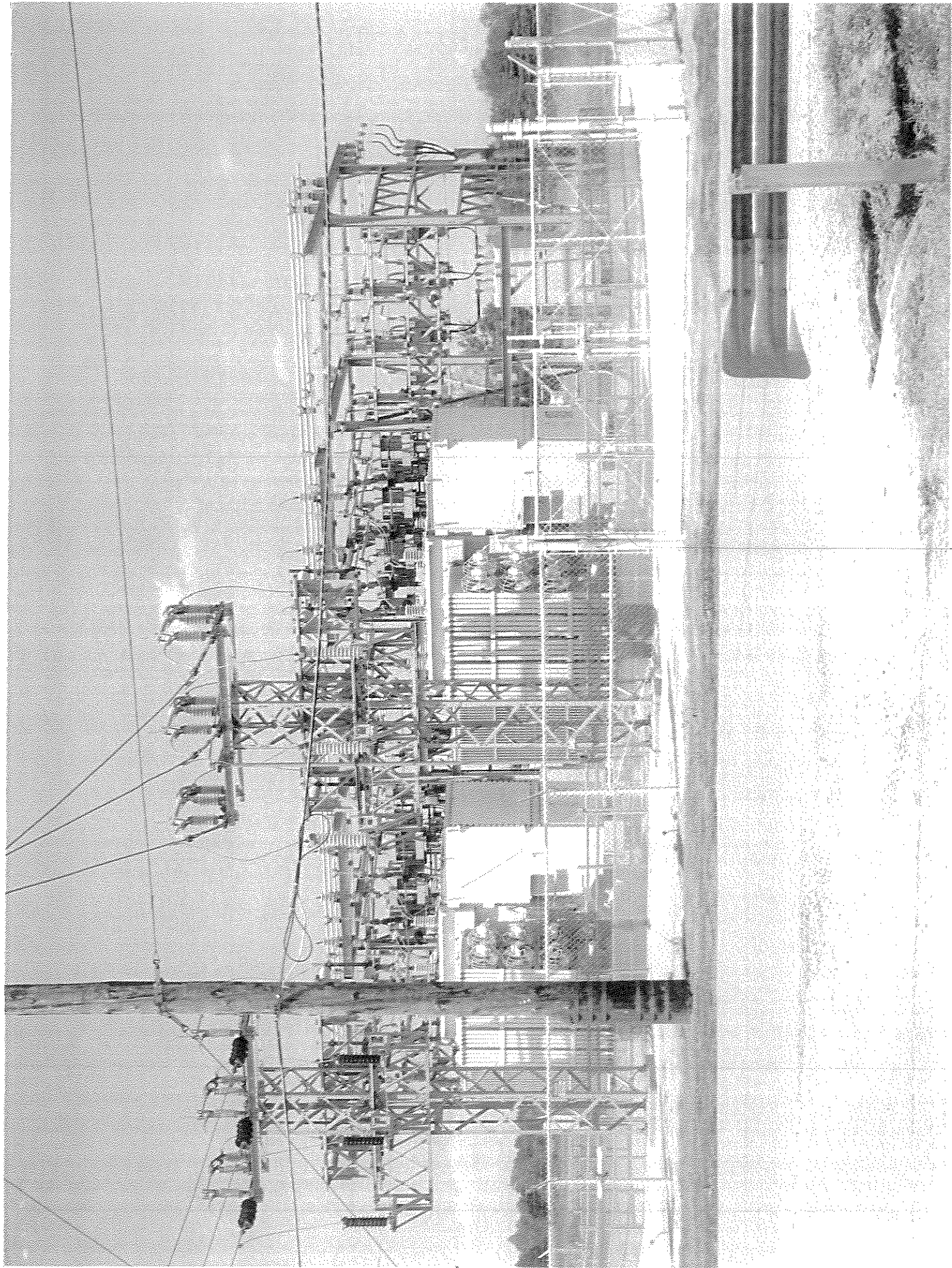
A Motion to Adjourn was made by John Janek and seconded by Shirley Howard. Motion Carried.

Submitted by,

Barbara Hankins

Secretary, Plan Commission

PRIVATE ROAD
AUTHORIZED PERSONNEL ONLY
COAST GUARD PROCESSING PLANT



Z O N I N G O R D I N A N C E #3818

ARTICLE 1 GENERAL PROVISIONS

Section 1-1 PURPOSE

In accordance with State law (IL Rev. Stats., Chap. 24, Sec. 11-13-1 et seq.), this ordinance regulates structures and land uses in order to preserve, protect, and promote the public health, safety, and welfare through implementation of this municipality's comprehensive plan. More specifically, this ordinance is intended to assist in achieving the following objectives:

- (a) to encourage the development of buildings and uses on appropriate sites in order to maximize community-wide social and economic benefits while accommodating the particular needs of all residents, and to discourage development on inappropriate sites; *
- (b) to protect and enhance the character and stability of sound existing residential, commercial, and industrial areas, and to gradually eliminate nonconforming uses and structures; *
- © to conserve and increase the value of taxable property throughout this municipality; *
- (d) to ensure the provision of adequate light, air, and privacy for the occupants of all buildings;
- (e) to protect property from damage caused by fire, flooding, poorly controlled storm water runoff, and adverse soil and topographical conditions;
- (f) to provide adequate and well-designed parking and loading space for all buildings and uses, and to reduce vehicular congestion on the public streets and highways;
- (g) to guide the provision of water mains, sanitary sewers, storm water sewers, and other utilities and services, and to reduce the initial costs and future maintenance expenses thereof;
- (h) to provide for the efficient administration and fair enforcement of all the regulations set forth herein; and
- (i) to clearly and concisely explain the procedure for obtaining variances, special use permits, amendments, special exemption permits and the like.

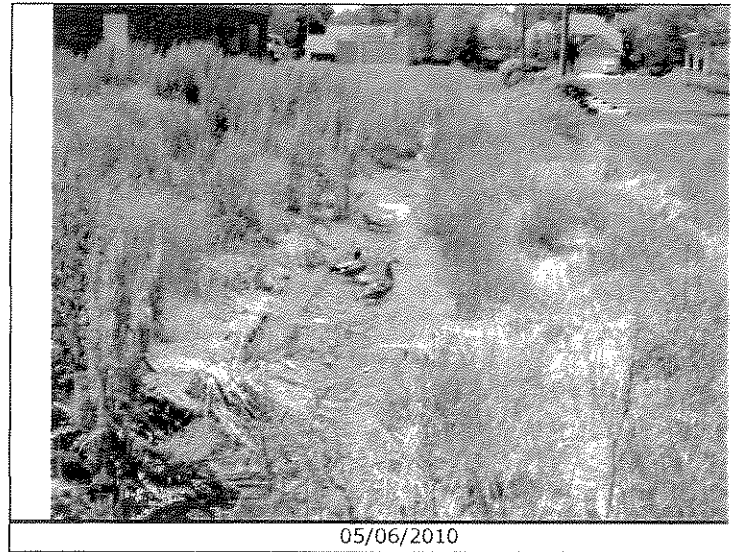
ATTACHMENT B

3908 Maryville 5-6-10



ATTACHMENT C

3908 Maryville 5-6-10



ATTACHMENT C

The City of Granite City
PLAN COMMISSION ADVISORY REPORT

Hearing Date: May 6, 2010

PETITIONER (1): City of Granite City
3601 Cargill Road
50+ Acres (formerly known as ADM Soybean Processing Plant)

REQUEST: Petition for re-zoning classification from M-2 to C-6 with R-1 use

MOTION by John Janek and seconded by Nick Ryan to approve the Zoning classification from M-2 to C-6 with R-1 Use.

Roll Call

| | | | |
|----------------------------|-----|----------------|---------|
| Acting Chair, Sandy Crites | Yes | John Janek | Yes |
| Mary Jo Akeman | Yes | Nick Ryan | Yes |
| Mark Davis | Yes | Shirley Howard | Abstain |

MOTION PASSED

PETITIONER (2): Locust Properties

REQUEST: 3908 Maryville Road Phase 2 Construction)
Zoned C-6 in a P.U.D. District
New Construction of Business Offices

MOTION by John Janek and seconded by Shirley Howard to approve the Petitioner's request to begin Phase 2, Construction of new office building.

Roll Call

| | | | |
|----------------------------|---------|----------------|----|
| Acting Chair, Sandy Crites | No | John Janek | No |
| Mary Jo Akeman | Abstain | Nick Ryan | No |
| Mark Davis | No | Shirley Howard | No |

MOTION DENIED
